

30, Reed Crescent, Hawkley Hall, WN3 5JR



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Spacious semi-detached home located in a quiet little cul-de-sac & available chain free.



- Spacious semi-detached home
- Quiet cul-de-sac position
- Excellent value for money
- Available chain free
- 2 double bedrooms
- Ideal starter home
- Sunny, south facing aspect
- 855 SQFT

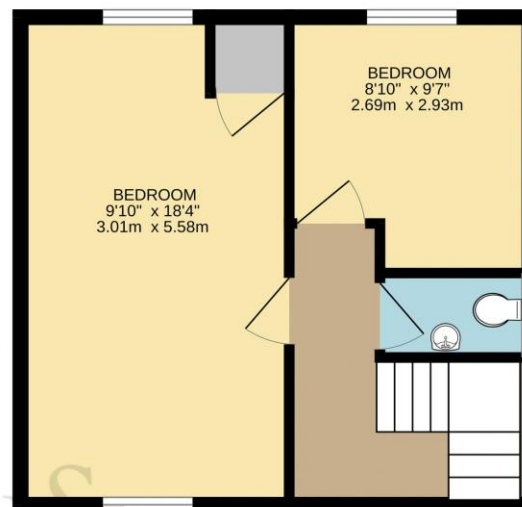
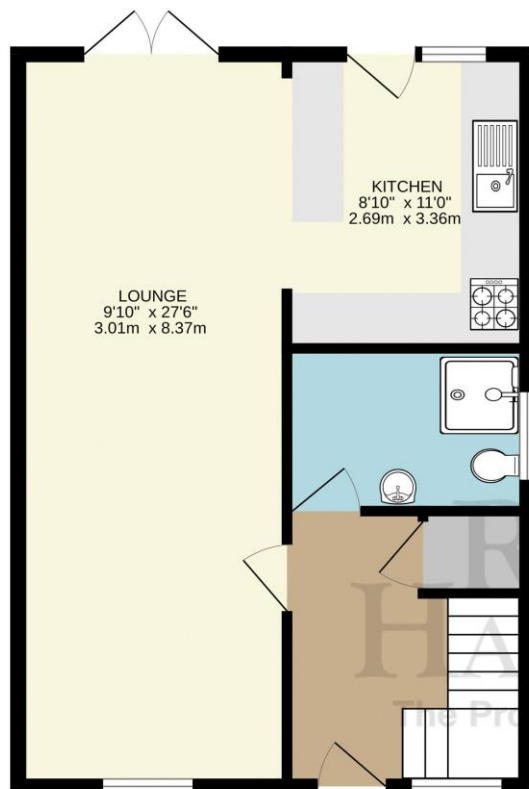
Enviably located on the peaceful Reed Crescent, a highly prized & notably quiet residential cul-de-sac where properties rarely come on the market - this impressive & well appointed semi-detached home would be perfect for a range of clients - from any young professionals getting onto the property ladder, to any clients wanting to downsize into a lovely, quiet setting.

The property is also fully available with the added benefit of no onward chain & in brief comprises; a main entrance hallway with contemporary ground floor wet room, spacious 28ft main lounge with French Doors that lead out onto the garden plus a modern fitted kitchen. Upstairs, there are two good sized bedrooms plus a wc.

Externally there are gardens to both the front and the rear, with the rear being private and low maintenance, benefitting from lovely paving & a synthetic lawn. The rear also enjoys a sunny, south facing aspect & therefore sun all day. To the front is an extended double block paved driveway which provides ample off road parking. Locally, the home rests close to the area's acclaimed schools, various amenities, Wigan Town Centre, plus a short drive from the M6 motorway. Viewings are highly recommended. NO CHAIN DELAY.







TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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